



Woodstream Falls Condominium Association, Inc.

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WOODSTREAM FALLS CONDOMINIUM ASSOCIATION MONTHLY MEETING

January 20, 2016 in Clubhouse Office at 5:00 p.m.

Board Members present:

- Chu Ho Son, President
- Judson Davis, Vice President
- Linda Moore, Member-at-Large
- David Frazier, Member-at-Large
- Tom Hobelman, Secretary

1. CALL TO ORDER – President Chu Ho Son called the meeting to order at 5:10 p.m. Board members present were introduced; quorum determined. Handouts and ballots were available for distribution at the sign-in table.
2. NOTICE – Homeowners were informally notified of the Board meeting in the week prior to the meeting; notices were posted on all mail kiosks and at each of the five entrances to the community and at the six laundry rooms.
3. WAIVE Reading of Minutes, Officer Reports, and Committee Reports (Committee Reports currently moot).
4. REPORT FROM SECURITY SERVICES – Officer Martin reminded all present to be aware of their surroundings when outside, overall crime is down but muggings appear to be increasing in surrounding complexes. He reminded everyone to make sure they and their neighbors are registered with WFCA's office to avoid fines. He also recommended that tenants and owners call the police (911) if they see a suspicious individual roaming the grounds. Vagrants are again attempting to shelter themselves in the laundry rooms.
5. UNFINISHED BUSINESS – Tom reminded everyone to keep their faucets running during cold snaps (should a unit be unoccupied for a long period of time), and to "bleed their valves" whenever heat delivery appears to be functioning improperly (avoid conditions as referenced in the handout; see attached). Tom pointed out that the Board is continuing to review the cost involved in replacing the five remaining laundry room doors with key-card security doors, with replacement doors coming. Tom said that he and the Head of Maintenance are creating a price list for owners that will reflect costs involved in unnecessary visits requested of WFCA's Maintenance staff. This list will be an item to review by the assembled at the next HOA Board meeting.

5 (con't). The Board reminded the assembled that the HOA must be compliant with DFD regulations regarding smoke/CO2 detectors, and would be contacting each unit with appropriate documentation to be completed by each owner shortly (see attached).

6. ROOF / EXTERIOR / PARKING LOT MAINTENANCE – The Board continues to entertain bids from roofing contractors as well as painters and craftsman regarding the ongoing exterior improvements.

7. HOMEOWNER FORUM – Melissa Stoldal (P-227) asked questions regarding the dog feces removal/baggies. Mary Wiles (I-102) was concerned about snow/ice build-up, and was advised to keep the office apprised of problem areas when she encounters them. She was also reminded that salting the stairwells is impossible due to the rusting of the metal treads/railings. Paul Martin (P-229) was reminded that he is responsible for his property taxes, regardless of his experience with previous condo HOA's.

Adjournment – Meeting adjourned at approximately 6:15pm.

Respectfully submitted,



1/25/2016

Tom Hobelman, Property Manager/Secretary